

STANISLAUS COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

June 1, 2023

1. **ROLL CALL:** Meeting called to order at 6:00 p.m.

Present: Dale Boucher, Neill Callis, Erika Durrer, Thomas Maring, Carmen Morad, Wayne Pacheco, Lars Willerup, Wayne Zipser

Absent: Becky Campo

Staff Present: The following Planning and Community Development staff were present: Angela Freitas, Director; Kristy Doud, Deputy Director; Jeremy Ballard, Senior Planner; and Angelica Duenas, Planning Commission Clerk. The following Stanislaus County staff were also present: Tina Rocha, Assistant Executive Officer, Chief Executive Office; Rob Taro, Assistant County Counsel; Jesus Marquez Mendoza, Deputy County Counsel; Chris Brady, Deputy Director of Public Works; Isael Ojeda, Assistant Engineer/Surveyor, Department of Works; and Parminder Dhillon, Senior Environmental Health Specialist, Department of Environmental Resources.
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN'S FORUM** – No one spoke.
4. **MINUTES**
 - A. May 18, 2023
Boucher/Callis (8/0) **ACCEPTED.**
5. **CORRESPONDENCE** – None.
6. **CONFLICT OF INTEREST** – None.
7. **PUBLIC HEARINGS (*Consent Items)**

Commissioner Willerup informed the public that there were no consent items.

***CONSENT ITEMS** – None.

NON-CONSENT ITEMS

- A. **AMENDMENT OF THE DEVELOPMENT AGREEMENT FOR USE PERMIT NO. PLN2018-0101 – NATURAL REMEDIES CONSULTING** – Request to amend the adopted Development Agreement to eliminate the Community Benefit Contribution and modify the Community Benefit Rate for retail activities at a commercial cannabis operation. The project site is located at 5272 Jerusalem Court, between Kiernan and St. Francis Avenues, in the Modesto area. The Planning Commission

will consider finding that the request is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines 15061 (Common Sense Exemption).
APN: 004-065-019.

Staff Report: Jeremy Ballard, Senior Planner.

Public hearing opened.

OPPOSITION: None.

FAVOR: Matthew Clarke, Applicant Representative.

Public hearing closed.

Maring/Durrer (6/2) **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS AS OUTLINED IN THE STAFF MEMO.**

Roll Call Vote: Ayes – Callis, Durrer, Maring, Pacheco, Willerup, Zipser
Noes – Boucher, Morad
Abstaining – None
Absent – Campo

8. **OTHER MATTERS (NOT PUBLIC HEARINGS)** – None.

9. **REPORT OF THE PLANNING DIRECTOR**

BOARD OF SUPERVISORS ACTIONS

May 23, 2023: Approved the Planning Commission’s recommendation of approval for Rezone application No. PLN2018-0057 – Kamir Incorporated – Request to rezone a 5.15-acre parcel from General Agriculture (A-2-10) to Planned Development to allow for development of a fueling stop, convenience store, and two quick-service restaurants to serve the traveling public, located at East Keyes Road, between North Golden State Boulevard and State Route 99, in the Community of Keyes.

Set a public hearing for June 6, 2023, at the 9:00 a.m. meeting to consider the Planning Commission’s recommendation of approval for Rezone and Vesting Tentative Map application No. PLN2021-001 – Hoffman Ranch. The project site is located at 4235 Arnold Road and 4302 Riopel Avenue, on the north side of East Zeering Road, between Riopel and Arnold Roads, in the Community of Denair.

May 30, 2023: No meeting.

MISCELLANEOUS AND ON THE HORIZON

Planning Commission

June 15, 2023: One use permit in the Community of Empire.

July 6, 2023: No items currently scheduled.

10. ADDITIONAL MATTERS AT DISCRETION OF THE CHAIR

Commissioner Willerup noted that Commissioner Campo was absent.

11. ADJOURNMENT

The meeting was adjourned at 6:35 p.m.

Signature on file.

Angela Freitas, Secretary

(The above is a summary of the minutes of the Planning Commission. Complete audio recordings and videos of the meeting are available from the Planning Department or on our website: <http://www.stancounty.com/planning/agenda/index.shtm>.)

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